

MINUTES

Tuesday, July 31, 2007

Mr. Warren Pearce, Chairperson, called the Tuesday, July 31, 2007 meeting of the Community Planning Commission to order at 7:00p.m. in Room 10 of the North Reading Town Hall, 235 North Street, North Reading, MA.

MEMBERS

PRESENT:

Warren Pearce, Chairperson
Patricia Romeo, Vice Chairperson
Christopher B. Hayden, Clerk

STAFF

PRESENT:

Heidi Griffin, Planning Administrator
Debra Savarese. Administrative Assistant

CPC Vacancy - Interviews**James Perullo**

Mr. Perullo stated that he is a long time resident of North Reading. He has obtained a law degree and has understanding of the law for elder care, estates and minimal knowledge of property.

Mr. Pearce stated that he would like to know why he wanted to apply for the position.

Mr. Perullo stated that he became interested in constitutional law and would like to become involved in town government. He does not look at the position as being a job, but more of community service.

Mrs. Romeo asked what his opinion is on the development of the town.

Mr. Perullo stated that he does not see any of the development as being out of control. He referred to the construction of the J.T. Berry site and stated that he initially thought that it was going to be commercial development, seeing it as residential he would like the town to take advantage of any state mandated issues that each municipality has to deal with.

Mrs. Romeo asked what his thoughts were on natural resources and historic preservation.

Mr. Perullo stated that there are times when he does not want to get in the way of progress but he also would like to see more natural areas be preserved.

Mr. Pearce asked if he thought there should be more commercial businesses in the town.

Mr. Perullo stated that the commercial businesses should have a higher tax rate. He would not be opposed to more commercial businesses, but he does not want to see any of them placed in residential areas.

Mr. Hayden stated that there are seminars/classes to help learn about the procedures for planning and would he be a willing participant.

Mr. Perullo stated that he was planning to do research to learn about the position and would be very interested in attending classes.

Mr. Pearce stated that the Community Planning Commission usually meets every 1st and 3rd Tuesday of the month. The Community Planning Commission is also required to attend Town Meeting and occasionally meet with the Board of Selectmen.

Rudolph Boentgen

Mr. Boentgen stated that he is now retired. He was previously employed as a Senior Research analyst, for policy & planning. He has been a resident of North Reading for the past 31 years.

Mr. Pearce stated that he would like to know why he wanted to apply for the position.

Mr. Boentgen stated that he would like to contribute to the town. He believes that his background in engineering helps him to make good financial and technical decisions.

Mr. Pearce stated that to know the job takes awhile to learn. He feels that the engineering background would be a very handy tool.

Mrs. Romeo stated that the primary goal for most of the applicants that come in front of the Community Planning Commission is profit. The current planning commission has come to know a lot of the developers. There are times where the planning commission must observe and sift out what the real propositions are before them. Her main concerns are natural and historic resources.

Mr. Pearce asked what his opinion is to preserving historic structures as opposed to development.

Mr. Boentgen stated that it is nice to preserve historical structures.

Mr. Pearce asked if he has preference to commercial opposed to residential.

Mr. Boentgen stated that he would like to continue to see them separated.

Mr. Hayden stated that there are seminars/classes to help learn about the procedures for planning and would he be a willing participant.

Mr. Boentgen stated yes.

Mr. Pearce stated that the Community Planning Commission usually meets every 1st and 3rd Tuesday of the month. The Community Planning Commission is also required to attend Town Meeting and occasionally meet with the Board of Selectmen.

William Reed

William Reed stated that he has a degree in electrical engineering and was responsible for capital equipment. He has been a resident of North Reading since 1983.

Mr. Pearce stated that he would like to know why he wanted to apply for the position.

Mr. Reed stated that he would like to be part of the solution. He would like to contribute to making decisions for the best interest of the town.

Mr. Pearce asked if he felt there was too much residential development presently going on.

Mr. Reed stated that residential development is not friendly to the Town of North Reading. He does realize that the Community Planning Commission cannot dictate to the property owners as to what would be in the best interests of the town, but would like to steer the owners toward guidelines.

Mr. Pearce asked what his thoughts were in regard to commercial property.

Mr. Reed stated that the Town of North Reading could use more commercial and would benefit financially.

Mr. Hayden stated that there are seminars/classes to help learn about the procedures for planning and would he be a willing participant.

Mr. Reed stated yes.

Mrs. Romeo asked what his thoughts were on natural and historical resources.

Mr. Reed stated that he is neutral. There is value in preserving historical structures.

Mrs. Griffin asked if he felt that there were changes that could be made to the Community Planning Commission's rules and regulations.

Mr. Reed stated that he is not knowledgeable in all of the rules and regulations but is sure there are some rules that could be changed to better the town.

Mr. Pearce stated that the Community Planning Commission usually meets every 1st and 3rd Tuesday of the month. The Community Planning Commission is also required to attend Town Meeting and occasionally meet with the Board of Selectmen.

Minutes

Mr. Hayden moved, seconded by Mrs. Romeo and voted 3-0: (Mr. Rooney absent)

that the Community Planning Commission vote to accept the minutes of July 17, 2007 as written.

Mr. Hayden moved, seconded by Mrs. Romeo and voted 3-0: (Mr. Rooney absent)

that the Community Planning Commission vote to accept the Executive Session minutes of July 17, 2007 as written

190 Main Street – Site Plan Review – 8:30PM

Attorney James Senior stated that revised plans have been submitted. The changes requested by the Community Planning Commission have been made to the plans.

Mr. Hayden stated that he observed that the site had been recently graded and wanted to know why there was a deep pile of dirt along the rear of the property.

Rob Perlman of 190 Main Street stated that during the years of plowing the site, the snow was pushed to the rear of the property and the dirt was also pushed to the rear. It will be cleaned up.

Mrs. Romeo asked if the camper was still on the property.

Rob Perlman stated that it is. Mr. Sarcone is working to removed it from the site.

Mrs. Romeo asked if the proposed decorative fence (wood fence with lattice on top) would be the same across the front of the property.

Mr. Biagio Ginofoti of Allstar Fence stated that he will comply with all of the requests made by the Community Planning Commission.

Mr. Hayden stated that there is not a free-standing sign on the property and wanted to know where the proposed sign would be located.

Attorney Senior stated that the new sign would be similar to the sign located on the building.

Mr. Pearce stated that the sign plan should be submitted to the Community Planning Commission and the Building Inspector for approval.

Marc Benedict pf 4 Patley Road stated that the property has recently been repaved. The area of the site has major flooding and believes that there will be an increase in the run-off into the wetlands.

Rob Perlman of 190 Main Street stated that the paving on the site was higher than it is now. There is no greater amount of impervious area on the site than there was before.

Mrs. Griffin stated that the Conservation Commission agent is aware of the recently paved area. The agent spoke to the Town Engineer and determined that calculations should be submitted. A C.O.C. will not be issued if the Conservation Commission needs to determine.

Maureen Doherty of the North Reading Transcript asked what the 2nd floor of the building would be used for.

Rob Perlman stated that there is a bathroom located on the second floor and the remaining area would be used for storage.

Mr. Hayden moved, seconded by Mrs. Romeo and voted 3-0: (Mr. Rooney absent)

that the Community Planning Commission vote to APPROVE the plan entitled, "Plan of Land, 190 Main Street, North Reading, MA" dated; 7/13/07, revised 7/16/07, 7/17/07 and 7/24/07; drawn by JM Associates. Subject to the terms and conditions of the Certificate of Conditional Approval dated August 1, 2007 as amended this evening.

235 Main Street – Site Plan Review – cont. P.H. 9:00PM

Mr. Pearce recused himself from the public hearing.

James Kavanaugh of Premier Development stated that at the last meeting the Community Planning Commission had three concerns, which he would like to address this evening.

Landscaping – Added to the northeasterly side, additional landscaping in front of the ATM and a red maple tree will be planted in the grassed area.

Lighting – Replace the flood lights over the ATM and on North Street with street lights.

Mr. Hayden stated that the lights in the rear of the building should be re-angled to a more down position.

Pedestrian walkway – Will go around the ATM, continue along the property line and head directly to the front entrance.

Mrs. Romeo stated that a quorum would prevent them from approving the conditional approval this evening, but they would inform Mr. Rooney of their decision to approve this evening, if Mr. Rooney approves. The Certificate of Conditional Approval will be issued.

Mrs. Romeo closed the public hearing.

Standley Property – 153/177 Marblehead Street - Discussion 9:30PM

Thomas Neve stated that the proposal is to discuss the possibility of a cluster subdivision and is asking that the Community Planning Commission advise them. He was told by the Planning Administrator that the Community Planning Commission is in the process of drafting a cluster bylaw.

Mr. Pearce asked if the property abuts state property.

Dana Tower stated that he does not believe that the property abuts state property.

Mrs. Romeo asked if the area was heavily wooded.

Dana Tower stated that it is wooded, except where the junk yard was once located.

Mrs. Romeo stated that a 21E will be required for this site.

Thomas Neve stated that an environmental study will be done on the property before they purchase.

Mr. Pearce asked if they had a topography map to review.

Thomas Neve stated that they are working on the map.

ADJOURNMENT AT 10:30PM

Respectfully submitted,

Christopher B. Hayden, Clerk